

Heritage Preservation / Community Character

The Heritage Preservation/Community Character element of our Comprehensive focuses on the protection and preservation of important historic, cultural, and archaeological features of the landscape, as well as the community character and quality of life that make Mashpee a unique and identifiable place. The Mashpee Historical Commission (Joanne Ferragamo, Rosemary Burns, Frank Hicks, Ann Whitlow, Joseph Connolly, James Moroney and Gordon Peters) assisted in the development of this plan, while Earl Mills and Russell Peters contributed valuable information about Wampanoag heritage resources and plans to protect and enhance these resources.

Mashpee has four sites on the State Register of Historic Places, each archaeological in nature. Although no sites are listed on the National Register at this time, the process is underway to get the Wampanoag Indian Museum (Avant House) and the Meetinghouse Church listed as socially significant structures. In 1973 the Massachusetts Historical Commission surveyed 22 historic sites; eight are now gone. Among listed sites still in existence are the Jonas Homestead, Mabel Avant House, Mashpee Parsonage, Samuel G. Davis School, Old Indian Meetinghouse, and the Horatio Amos House. Other inventories were taken during the development of this element of the Comprehensive Plan.

Route 130 is Mashpee's Main Street, and the area around Great Neck Road North makes up the historic Town Center of Mashpee. Significant buildings and sites remaining in this area include the Davis School, Baptist Church, Country Store (former Ockry Trading Post), Mill Pond, Indian Museum, Parsonage, and Collins Lot. A Historic District in this part of Town should be considered. The Council has proposed a Mashpee River Corridor Historic District, which focuses on the River itself as well as a number of buildings and properties. Creation of a traditional Wampanoag village is proposed for the area surrounding Attaquin Park and state-owned land that includes the Mashpee Pond boat ramp.

Mashpee also has many scenic resources, especially water views. Locations include South Cape Beach, state-owned land at Popponesset Spit, the "Bufflehead Bay" property, Mashpee River herring run at Mill Pond, Mashpee River Woodlands trails, Quashnet River trails, John's Pond Park, Lowell Holly Reservation, Santuit Pond landing and currently-undeveloped Sachem's Field and Santuit Pond conservation areas.

Mashpee's unique history as the home of the Wampanoag, as well as a Cape Cod town, differentiates it from suburban America in terms of its built environment. To preserve our community character, Mashpee needs to develop and adopt design guidelines to give direction to landowners, developers and designers as to how to integrate commercial activity into Mashpee's unique identity. In residential neighborhoods, additional pedestrian facilities would enhance a sense of place and quality of life.

Goals and Objectives

- GOAL #1:** TO ENSURE THAT MASHPEE'S UNIQUE HISTORIC AND CULTURAL HERITAGE IS PRESERVED.
- GOAL #2:** TO ENSURE THAT OUR IMPORTANT HISTORIC AND ARCHAEOLOGICAL RESOURCES AND SITES ARE PROTECTED AND PRESERVED.
- GOAL #3:** TO ENSURE THAT THE CULTURE AND HISTORY OF MASHPEE IS PROPERLY PRESENTED TO MASHPEE RESIDENTS AND VISITORS.
- GOAL #4:** TO PRESERVE AND PROTECT THE COMMUNITY CHARACTER AND QUALITY OF LIFE THAT MAKE MASHPEE A UNIQUE AND IDENTIFIABLE PLACE AND AN ENJOYABLE PLACE TO LIVE.

GOAL #5: TO ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT IS IN HARMONY WITH THE VISUAL CHARACTER OF THE RURAL LANDSCAPE AND BUILT ENVIRONMENT OF MASHPEE.

Objectives

- A. To develop and maintain an inventory of important historic resources and sites, archaeologically significant sites and areas, outstanding scenic landscapes, roads and views, including views from the water, important street trees, unique or exemplary structures, and other buildings, sites or features which help define the historic, cultural and aesthetic character of Mashpee.
- B. To ensure that the Mashpee Wampanoag tribal identity and cultural heritage is maintained as an integral part of the town's cultural fabric.
- C. To establish cultural heritage programs and facilities that will educate Mashpee residents and visitors about our unique cultural, recreational and historical resources and heritage.
- D. To ensure that cultural institutions, events and activities are an integral part of community life.
- E. To ensure that there is adequate funding for Mashpee's cultural and historic preservation organizations and programs.
- F. To ensure that historic, archaeological and cultural preservation, programming, promotion and other efforts are coordinated with those of other towns, the county and the state.
- G. To ensure that proposed development on or adjacent to identified historic and archaeological cultural sites maintain or enhance such resources and that archaeological sites are protected from unsupervised digs.
- H. To ensure that qualified historic sites, structures or districts in Mashpee are properly designated and registered under federal and state historic register programs.
- I. To ensure that additions and alterations to historic structures do not diminish their historical or architectural significance or integrity.
- J. To ensure that the original distinguishing qualities of our historic buildings, structures and sites and their environment are preserved.
- K. To ensure that new development and redevelopment does not significantly alter or destroy historic or archaeological sites or other scenic or cultural resources and that it is in harmony with the visual character of our rural landscape and built environment.
- L. To ensure that new development and redevelopment in existing neighborhoods is consistent with their scale and character and will enhance, rather than disrupt, the social and visual fabric of the community.
- M. To protect and enhance the visual character of scenic roadways and to maintain vegetative continuity and scale along our major roadways.
- N. To protect existing street trees and shade trees, ensure that shade trees are planted along new roadways and on existing roadways as appropriate and establish and enhance appropriate landscaping along roadways and around public and private buildings and other facilities.
- O. To ensure design which is compatible with traditional Cape styles, materials and scale, and is promoted throughout Mashpee's built environment.
- P. To ensure that landscaping, signage and lighting is used properly to enhance the built environment and visual character of the community.
- Q. To ensure that lighting is designed to maintain the integrity of our rural dark night sky and to minimize negative impacts on neighboring properties and roadways.
- R. To ensure that utility lines, communications towers, cables, lighting structures, signage and similar structures are designed and located so as to minimize negative impacts on our scenic landscape, including damage to important street trees.
- S. To ensure that parking facilities are designed, landscaped and buffered so as to minimize negative visual impacts and that visual screens and landscaping are used to conceal outdoor storage areas, exposed

machinery, refuse and waste disposal areas, service yards, exterior work areas and similar areas from roads and adjacent properties.

- T. To ensure that "ancient" historic ways and other public ways are not closed or destroyed due to new development or other causes.

Inventory of Historic Resources

In the *State Register of Historic Places* 1995 edition there were 4 sites designated, all of which were prehistoric archaeological resources. These resources will be discussed below. There are no properties on the National Register of Historic Places at this time. However, there is currently an attempt being made to get the Wampanoag Indian Museum (Avant House) and the Indian Meeting House listed on the National Register as socially significant structures.

Location, type and significance of non-Register sites on existing historical surveys: A survey of historic sites was conducted in 1973 by the Massachusetts Historical Commission (see Map 1). 22 buildings were listed on this survey, which was in the process of being updated in 1996. A detailed description of these sites is found in Appendix 3 of the full-length plan.

Other sites of potential significance.

- Bryant's Neck, the original location of the Meeting House.
- Trout Grave: mound representing burial site discussed in Wampanoag legend. This site is found on the southeastern shoreline of Santuit Pond on a "hillock overlooking the Pond and the Santuit River" (Mills and Mann, p. 63). Today the site is overgrown with woods and brush.

Using the Assessor's database as a starting point, a number of older structures were revealed that had not been previously identified in any study. This information was discussed with the Mashpee Historical Commission, the Massachusetts Historical Commission and field checked. Results provided by the initial draft of this element have led to a number of sites being added onto the State's inventory of historic sites in Mashpee. The information about these structures have been compiled as Appendix 4 of the full-length plan.

Inventory of Prehistoric or Historic Archaeological Resources

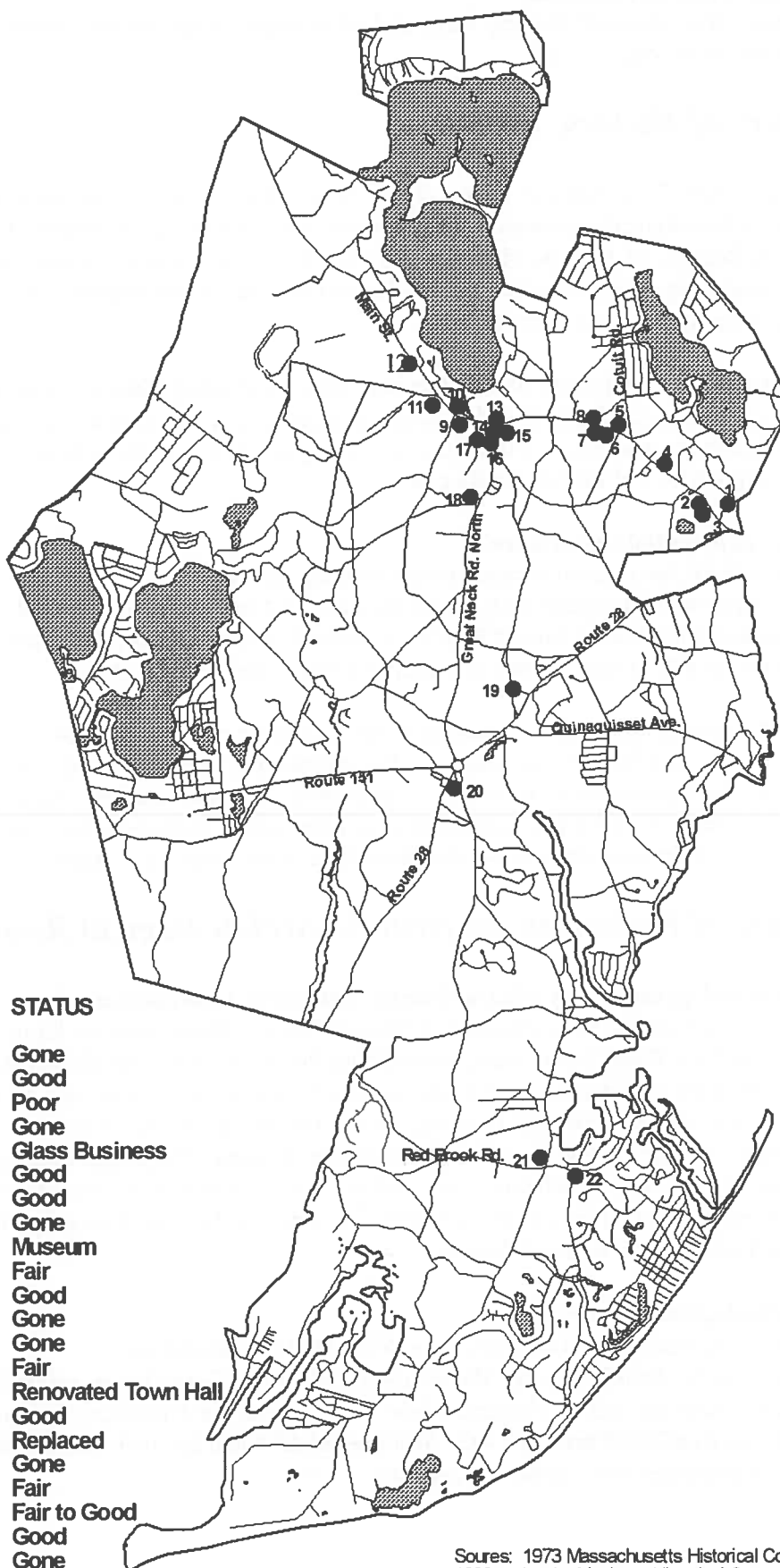
Areas identified generally by Massachusetts Historical Commission. Four prehistoric archeological resources are listed on the State Register of Historic Places. These sites are known as the Fox sites #2, #3, #4 and #5A and are found in the areas surrounding the Willowbend development. The exact locations of these sites are kept confidential by the Massachusetts Historical Commission to maintain the integrity of these sites. Site #2 has tools for finishing and/or reshaping specific resources procured from estuarine environments. At Site #3 found were small stemmed pointed objects and ceramics from the late Archaic period. Site #4 was likely a habitation site and shells were found here. At Site #5 cultural materials were found all along this site. This site has potential for clarifying the use of riverine resources on Cape Cod, if not the last Archaic and Woodland Periods.

Other Archeological Resources:

- Fox Site #1, located within a portion of the Willowbend development.
- A site previously identified by the Massachusetts Historical Commission, referred to as the Shellheap Site and located near the end of Mashpee Neck. Notes from the Historical Commission file point out that amateurs have collected from this site. More research should be conducted to see what remains and if the site can be protected from further degradation.

Sites Listed on 1973 Historical Survey

Map 1



SITE

- #1 Whitcomb House
- #2 Bell Jackson House
- #3 Sanford House
- #4 George Brown House
- #5 Old Post Office
- #6 First Pentecostal Church
- #7 Jonas Homestead
- #8 Gooch House
- #9 Mabel Avant House
- #10 Mashpee Parsonage
- #11 Leonard Pocknet House
- #12 Watson Hammond House
- #13 Old Town Hall/Fire Station
- #14 Archives Building
- #15 Samuel G. Davis School
- #16 Mashpee Baptist Church
- #17 Clara Collins House
- #18 Moniz Residence
- #19 Old Indian Meetinghouse
- #20 Doctor's Office
- #21 The Horatio Amos House
- #22 The Pocknet House

STATUS

- Gone
- Good
- Poor
- Gone
- Glass Business
- Good
- Good
- Gone
- Museum
- Fair
- Good
- Gone
- Gone
- Fair
- Renovated Town Hall
- Good
- Replaced
- Gone
- Fair
- Fair to Good
- Good
- Gone

Sources: 1973 Massachusetts Historical Commission Survey,
1996 update by Mashpee Historical Commission

Burial grounds: The Mashpee Historical Commission has identified 10 cemeteries and burial grounds (see Map 2). This inventory includes the Town Cemetery on Meetinghouse Road next to the Indian Meeting House.

Site #1: The Avant Burial Ground, a site spread over two separate parcels, is located on Main Street (60 & 64) adjacent to La Plaza Del Sol Motel. The 60 Main Street parcel, is 0.19 acres and listed as owned by the "Cemetery." Sixty-Four Main Street is owned by the Town.

Site #2: The Attaquin Burial Ground located on 401 Main Street across the entrance to Ashumet Road and the former Red Rooster Restaurant. This 0.10 acre parcel also has listed as "Cemetery" as its owner. Members of the Attaquin family are buried there.

Site #3: Existing Town-owned Cemetery at the Meetinghouse. See the *Municipal Buildings and Facilities* element for details of this site.

Site #4: The Heirs of Phoebe Pocknett burial site is located on Great Neck Road South near Punkhorn Point. Although the owners were unknown, the Town took over this 1.0 acre parcel by court order in 1994.

Site #5: The Pocknett Burying Ground located on 95 Meetinghouse Road, is a small 0.08 acre parcel. Members of the Pocknett family are buried here and the Assessor's records (identified as Map 45 Block 12) show this parcel listed as "Pocknett's Burying Grounds," with the property exempt from paying taxes. Mary and Vernon Lopez maintain this site. The Historical Commission would like the Town to take over as owners of this site.

Site #6: The Hicks Burial Ground is located on Falmouth/Sandwich Road, north of Ashumet Pond near the Otis AFB. A 0.10 acre parcel, this property was deeded to the Town in 1993.

Site #7: The "Ancient Cemetery" located on Lakewood Drive in the Lakewood Development off South Sandwich Road and Route 130. This .43 acre parcel is privately-owned by the Marsters Family. When the widow of Earle Marsters put a monument to her husband, the Wampanoag natives were upset about disturbing the burial ground. State law does protect ancient cemeteries, but does not prohibit from adding new monuments or graves.

Site #8: At 4 Highview Avenue is the Roxanna C. Mye Burying Ground. This site is the smallest of the identified burial grounds at 0.03 acres. With the Assessor's listing "Cemetery" as the owner, the actual owner remains unknown. Due to this situation, the Historical Commission proposes the Town take over ownership of this property. Currently, Historical Commissioner and neighbor to this site, Joseph Connolly maintains the property.

Site #9: Up in the northern part of Mashpee is the "Beckwith Property and Adjacent Lot 15" burial ground. This site is found within two privately owned parcels owned by Manuel Beckwith, whose permanent address is listed as being in Newton, Mass. The parcels are 6.3 and 7.0 acres.

Site #10: The last identified site is named the "William Jones Burial Ground." It is located at the intersection of South Sandwich Road and Main Street (Route 130). The Jones family has been living on the eastern shore of Mashpee Pond since at least the 1800's. This property was deeded to the Town off of a larger parcel formerly owned by Marilyn Besse Ruff (for significance of the Besse family, see discussion on the Nathan Bourne house), which includes the cranberry bog. Since the completion of this element, the cranberry bog property has been purchased by the Town for conservation purposes. The burial site is part of the 0.59 acre Town-owned parcel where future road improvements are planned. When the proposal for South Sandwich Road to be realigned with Goodspeed's Meetinghouse Road gets to the design stage, further archaeological work should be conducted to better identify and protect this burial ground.

Besides these 10 known burial grounds, five are classified as "Currently Under Research" by Mashpee's Historical Commission. These are:

- Tobey a.k.a Sachem Field near Santuit Pond. This burial ground could either be in the Sachem Field Town Conservation Area or in the Beechwood Condominium Development. If it is in the latter site, it could unfortunately have been disturbed.

Identified Burial Sites

Map 2



- Quashnet Valley site. Found uphill at curve on Old Barnstable Road. Research will need to indicate whether this has been disturbed as part of the Quashnet Valley Country Club.
- Bryant's Neck. Many references to burial grounds at original site of Indian Meeting House at Bryant's Neck. Further research may indicate if the development on this Neck has impacted all burial sites.
- Grafton Pocknett Cemetery is found within the Johns Pond Conservation Area. Although more detailed research could locate the extent of this burial site, the Town Planner said it is located off of Grafton Pocknett Road.
- Tobey Burial Grounds, which were recently discovered in the Santuit Pond Estates Development. The Historical Commission should determine the extent of these burial grounds, what impact the development had on them and any measures for protecting what remains.

Each site needs to be researched further and an *Action Plan* item will call for such research.

Inventory of Scenic Landscapes

There is nothing listed for Mashpee in the Massachusetts DEM Scenic Landscape Inventory.

Mashpee's location and geology have combined to define its landscape. We have no mountains, or even significant hills, to serve either as vistas or scenic viewpoints. What we have is water, in the form of ocean, bays, streams, and wetlands. Views of these are necessarily low-level and, usually, up close. Our undeveloped upland areas are almost totally forested, with no expansive views of meadows or fields.

As a result, Mashpee's landscape is of an intimate scale. The little details of vegetation, tree forms, plant colors and ground cover come to dominate one's perception of the place. Our small "rivers" are hidden from the view of passing cars and must be viewed, and appreciated, on foot or by canoe. Similarly, except at parking lots at town beaches or town landings, our ponds cannot be viewed from a passing car. Even viewing the ocean, except at the South Cape Beach Town parking lot, involves getting out of a car and walking across the dunes, or into a boat on Nantucket Sound.

That said, we do have some fine scenic vistas, even though none have been recognized by the state's inventory. Just about any spot on Dead Neck in South Cape Beach State Park offers spectacular views of Vineyard Sound, Waquoit Bay or Sedge Lot Pond. Farther east in the Park, the dunes offer views of Nantucket Sound and the swans and ospreys resident on Great Flat Pond. A recent land purchase by DEM on the landward side of the Pond provides an opportunity for future walking trail vistas.

Succonesset Point, a 40+ foot high bluff at the midpoint of our coast, offers spectacular views across the sea to Martha's Vineyard. Unfortunately, it has been developed for private house lots, as has most of our coast, and is not accessible to the public. The only other opportunity for public views of the sea is at a small fisherman's landing owned by the Division of Fisheries & Wildlife at the end of Wading Place Road. It offers an excellent view of privately-owned Popponesset Spit and the coast of Cotuit stretching off to the east.

Other public views of our coastal ponds and bays are rare, as their shores are privately owned and have been split into house lots. The Seconsett Island Road causeway offers an excellent vista of Waquoit Bay to the south and the marshes of Hamblin Pond to the north. The Pond can also be viewed from the Monomoscoy Island Road causeway, which offers great views of the extensive marsh system of upper Great River, as well as the islands and wooded shore of an undeveloped private area known as "Bufflehead Bay." That property is the last large undeveloped property on salt water in Mashpee. Now acquired for public use, it offers

tremendous viewing opportunities of the upper Great River marshes, Jehu Pond and Abigail's Brook. The only other potential public views of Jehu Pond are from privately-owned lands along Great Oak Road which have been identified as a prime location for a proposed South Cape Beach to Sandy Neck "Cross-Cape Trail."

There are no Town roads or public properties in the densely developed areas of New Seabury or Popponesset. As a result, views of Fells Pond, Fish Hook Pond and most of Popponesset Bay are no longer available to the public. However, there is one particularly charming vista of Dean's Pond and its white foot bridge that is available from Shore Drive. Popponesset Bay can be viewed from the "Pirates Cove" Town Landing at the end of Mashpee Neck Road or from a tiny, undeveloped conservation area at the end of Punkhorn Point Road opposite Gooseberry Island. Otherwise, one has to visit Cotuit's Crocker Neck Conservation Area to see the Bay, as the Mashpee side is now fully developed.

As noted above, our rivers are essentially invisible from a car. The one exception is the attractive Mashpee River herring run located at Mill Pond opposite the Indian Museum. On foot, however, an extensive network of trails offers countless beautiful vistas of the Mashpee River south of Route 28. Along the Quashnet River, limited miles are available from dirt roads and trails on state-owned land south of Route 151 and from the cranberry bog maintenance roads at Johns Pond Park. The potential exists for further trail and vista development along the Quashnet on lands recently acquired by the Town for our new high school, as well as on the opposite side of the river as part of the proposed expansion of the Mashpee Commons project.

The Childs River Conservation Area extends for the full length of that small stream and offers occasional intimate views of the river. The Santuit River, unfortunately, has no publicly-owned lands at this time and no public views except at its mouth at Quinaquisset Ave., which also offers a quick view of Shoestring Bay. There is, however, great potential for beautiful views of marshes teeming with waterfowl and wading birds on large currently undeveloped private parcels between Samson's Mill Road and Quinaquisset Ave.

No public land abuts Ashumet Pond or most of our smaller ponds. At Johns Pond, however, fine water views are available at the Town Beach in Johns Pond Park. A nice view of 17-acre Moody Pond in the Park is available at its south end from Grafton Pocknett Road, a dirt road. Fine potential views of Johns Pond would also become available from the Alper Conservation Area on its western shore if trails were developed.

Excellent views of Mashpee/Wakeby Pond are available from the parking lots at Attaquin Park Town Beach, the state's adjacent Fisherman's Landing and The Trustees of Reservations' Lowell Holly Reservation. The Reservation also has an extensive trail system offering some excellent lake vistas.

Santuit Pond offers fine views from a peninsula which has been developed as an unpaved Town landing. The currently undeveloped Sachems Field and Santuit Pond Conservation Areas (which includes part of Bryant's Neck), at the pond's north and south ends respectively, also have the potential to provide good views from walking trails.

Most of Mashpee's most scenic areas and recreational amenities, particularly along our ocean, bay and pond shores, have been lost to private development. Those that remain for the public to enjoy have been presented here. Also noted here were some of the areas whose preservation is critical to maintaining or improving public access to our beautiful places.

Inventory of Culturally Significant Landscapes

Route 130 in North Mashpee is also referred to "Main Street." The area around Main Street and Great Neck Road North make up the historic town center of Mashpee. Aside from Mashpee's natural landscapes, there are a few man-made vistas which help define the character of Mashpee. One is the old center of town, with Town Hall, the Town Archives, Baptist Church and Country Store (formerly Ockry Trading Post) surrounding Collins Lot Park. Just to the west on Route 130 is another attractive area which includes Mill Pond, the herring run, the Indian Museum and the old parsonage.

Large street trees (unfortunately a large number were removed as part of the Route 130 bike path project) and the road's position as the town's historic Main Street make Route 130 east of South Sandwich Road a defining piece of our landscape.

In other parts of the town, both Route 151 and Great Neck Road South have, so far, been able to retain a solid buffer of the classic pitch pines that say "Cape Cod" to homesick residents returning from off-Cape. Red Brook and Meetinghouse Roads, too, have retained much of their wooded character. Pimlico Pond Road is one road that should be considered as a scenic road for its winding characteristics with large trees and vistas of Wakeby Pond.

Others include: Route 130 (Main Street), Meetinghouse Road, Red Brook Road, Great Neck Road North and South, and Great Oak Road. We have not been as kind to most of our other major roadways, leaving them a jumble of bits and pieces of incompatible building and landscaping schemes.

The new commercial heart of Mashpee, though not consistently attractive, has probably come to dominate outsiders' idea of what Mashpee is and looks like. While the Mashpee Commons and Deer Crossing shopping centers are very well done, there exists much room for improvement in how we present that face of our town to the world. A major relandscaping of the traffic rotary which now serves as the Town's automotive "hub" will begin soon. Proposed expansion of Mashpee Commons has the potential to reshape central Mashpee's image for the better. Popponesset Marketplace contributes to the character of Mashpee as a seasonal resort area. However, in order to maximize its potential visual benefits, the Town will have to find a way to extend its design principles to adjacent commercial and residential areas.

The Meetinghouse Church and adjacent Cemetery are also a culturally significant landscape.

Identification of Areas in the Town in Need of Improvement

Areas with excessively bright lighting or unattractive signage: Any sign that is considered "unattractive" or lighting that is "too bright" is always judged in the eye of the beholder. A traditional Cape Cod sign is made of carved wood with an external light shining onto the sign. A committee studying sign code changes discovered potential traffic hazards when a light shines into the eyes of drivers; however, they can be designed in ways to minimize traffic hazards while maintaining community character. A number of substrate materials are available that look like carved wood without requiring expensive maintenance.

At each of the 4 neighborhood workshops held during the Fall of 1995 came the view that the Zachary's/Riverbend area was ugly, e.g. has excessive lighting and unattractive signage. The Merry Meadow shopping center has constant sign code violations, particularly in the form of temporary plastic banners.

Deer Crossing. The Sign By-Law Committee expressed comments about the design of the individual store signs that make up the Deer Crossing Shopping Center sign. The Building Inspector has, on a number of occasions picked up A-frame, sandwich board signs along Route 28. The temporary banners of the Italian Market are not only illegal but detract from the aesthetic character of the Town.

Identified areas that need more lighting: At the Popponesset Neighborhood Workshop citizens pointed out that there are some street lights in this neighborhood, but not enough. Areas that need street lights include: Off Uncle Percy's Road and Elizabeth Island Road, down Kim's Path; Shore Dr.; Cross Center Dr. On Shore Dr. and Jeep Place is the #1 spot that needs a street light.

Areas in need of screening and landscaping: The Rotary, Zachary's/Riverbend area, along with about half of the developments within Town could be improved in the area of screening and landscaping.

Historic structures in need of renovation or rehabilitation: The Avant House (Indian Museum), Indian Meetinghouse and the Sanford House are those historic structures on the 1973 State survey that are need of rehabilitation. Other structures identified in this plan that need renovating or rehabilitating include the Nathan Bourne House, and the Inez Mills House on 50 Great Neck Road North.

Shopping areas in need of pedestrian amenities:

- The John's Pond commercial area could use sidewalks and a marked crosswalk to get to the different establishments.
- Mashpee Commons needs sidewalks to connect with North Market Street and from the Commons to the Mashpee Public Library.

Neighborhood areas in need of pedestrian amenities:

Mashpee Neck. Residents who attended the planning workshop for this neighborhood indicated a need for a bike path along Mashpee Neck Road. Pedestrian amenities are also needed for Quinaquisset Avenue and the portion of Simons Narrows Road west of Spinnaker Drive. A sidewalk along Quinaquisset would enable people to walk free of traffic. One identified segment was from Brewster Road to Mashpee Neck Road.

Popponesset. Shore Drive and Wading Place Drive were identified as needing pedestrian accessibility improvements. The very narrow streets do not provide much room for cars and people. It would help to clear 3' on each side of these roads for pedestrian use. Another possibility is turning Shore Drive into a one way street, even on a seasonal basis. There are no Town regulations on what you can do with private streets.

The options for Rock Landing and Wading Place are to add 2' or 4' width shoulders or have separate bike paths. This process might work better if the bike paths become part of a Town bike path system.

At the beginning of Wading Place there is no visibility for people walking alongside the road, especially on the curve before the roadway becomes divided. There might be the opportunity to put a bike path through the abandoned Daniel's Island Rd.

Mashpee / Santuit Pond Neighborhoods. The Route 130 bike path from Heritage Park to the Barnstable town line, which is for both biking and walking, has been completed. People at this workshop indicated that they were in favor of this project, as well as a bike path down Great Neck Road North and down Cotuit Road. A separate bike path down Noisy Hole Road is also favored, if the roadway is improved.

Residents were asked about their preference for separate bike paths versus widened shoulders. They preferred separate bike paths, especially to handle increased traffic (both vehicular and bicyclists) in the

summer. If a separate bike path is not an option, then residents would take widened shoulders. The perception is that drivers like separate bike paths better.

South Sandwich Road does not have enough right-of-way to build a bike path, so without taking additional land, the least expensive option is to widen shoulders. One woman said she would like at least a 4' sidewalk to keep pedestrians out of the street. The road has blind spots and lots of trucks, and can be dangerous for kids riding in this road.

John's Pond Neighborhoods. The bicycle facility plan calls for a path along 151, which residents suggested should come right to the intersection at John's Pond Estates. Running parallel to Route 151 is Bates Road, an ancient way. An alternative to get a bike facility up towards the Briarwood area was suggested for Owl Lane. A bike connection would be put through the end of Owl Lane out to Hooppole Road.

Recommended Policies

The following policies have been adopted to guide Town agencies, residents, businesses, developers and others in achieving Mashpee's Historic Preservation and Community Character Goals and Objectives.

1. To develop and maintain an inventory of important historic resources and sites, archaeologically significant sites and areas, outstanding scenic landscapes, roads and views, including views from the water, important street trees, unique or exemplary structures, and other buildings, sites or features which help define the historic, cultural and aesthetic character of Mashpee.
2. To coordinate the Town's efforts with those of the Mashpee Wampanoag Tribal Council to ensure that the Mashpee Wampanoag tribal identity and cultural heritage is maintained as an integral part of the town's cultural fabric and is considered in the development and implementation of Town regulations, policies, programs and facilities.
3. To establish, maintain and adequately fund through available sources, cultural heritage programs and facilities, including the Indian Museum, Town Archives, other facilities, tours, publications and events, in order to educate Mashpee residents and visitors about our unique cultural, recreational and historical resources and heritage.
4. To coordinate the Town's historic, archaeological and cultural preservation, programming, promotion and other efforts with those of other towns, the county and the state as appropriate.
5. To establish and maintain the regulations, policies and procedures required to ensure that proposed development on or adjacent to identified historic, archaeological, scenic and cultural sites will not destroy, damage or otherwise negatively impact such resources but will, if possible, enhance their integrity and value to the community.
6. To prohibit unsupervised archaeological digs and the destruction or significant alteration of historic buildings or sites or of important archaeological sites by means of zoning and other regulations, transfer of development rights, acquisition and all other available means.
7. To take all necessary steps to ensure that qualified historic sites, structures or districts in Mashpee are properly designated and registered under federal and state historic register programs.
8. To develop and maintain a map of archaeological sensitivity of all lands in Mashpee, in conjunction with the State Archaeologist, for use in review and permitting of development projects, development of land use plans and zoning regulations, in decisions on open space acquisitions and location of municipal facilities and in other Town activities.
9. To require that additions and alterations to historic structures do not diminish their historical or architectural significance or integrity and that the original distinguishing qualities of our historic buildings, structures and sites and their environment are preserved. The Massachusetts Historical

Commission (MHC) shall review any projects that require a state or federal license, permit or funding as defined by the National Historic Preservation Act for their conformance to the Secretary of the Interior's rehabilitation guidelines and for their effects on the historic significance of the property and district.

10. To enact and implement appropriate regulations, policies and procedures to ensure that new development and redevelopment will be compatible and harmonious with its site and existing surrounding buildings, in harmony with the visual character of our rural landscape and built environment, consistent with the scale and character of the surrounding neighborhood and will enhance, rather than disrupt, the social and visual fabric of the community and to require that no new development shall include a single structure which has a footprint greater than 50,000 square feet unless it can be demonstrated through the design of the building and vegetative or other screening methods that the project will not have adverse visual impacts on the surrounding community.
11. To protect existing street trees and shade trees by all appropriate means, to maintain a program of planting new street trees, shade trees and attractive landscaping along Town roadways and on Town properties and to encourage by all available means the planting of street trees and appropriate landscaping along private streets and around private buildings and other facilities.
12. To establish and implement appropriate regulations, policies, review procedures and incentives to ensure design that is compatible with traditional Cape styles, materials and scale, throughout Mashpee's built environment, to ensure that landscaping, signage and lighting fixtures are used properly to enhance the built environment and visual character of the community and to ensure that lighting is designed to maintain the integrity of our rural dark night sky and to minimize negative impacts on neighboring properties and roadways.
13. To require, within the limits of the Town's authority, or to otherwise encourage, the design and location of utility lines, communications towers, cables, lighting structures, signage and similar structures so as to minimize negative impacts on our scenic landscape, and the placement of all utility lines, including cable, underground except where the presence of natural features such as wetlands or archeological resources prevent such placement.
14. To require that parking facilities are designed, landscaped and buffered so as to minimize negative visual impacts and enhance the site and to require that parking be located to the rear or side of any building or commercial complex to the greatest extent possible in order to promote traditional village design.
15. To require that visual screens and landscaping be used to conceal outdoor storage areas, exposed machinery, refuse and waste disposal areas, service yards, exterior work areas and similar areas from roads and adjacent properties.
16. To encourage the use of historic family and place names in naming new streets.
17. To encourage the protection of "ancient" historic ways and other public ways from closure or destruction due to new development or other activities.

Action Plan

Regulatory/Procedural Recommendations

Historic Resources:

Nominate individual properties for listing on the National Register of Historic Places

Responsible Parties: Mashpee Historical Commission (MHC), Wampanoag Tribal Council

Timeline: Year 1 - Ongoing

1st Project: Listing of Avant House (Wampanoag Indian Museum) and Old Meetinghouse Church

Conduct additional survey work of historic structures as identified in the *Analysis* section

Responsible Parties: Massachusetts Historic Commission

Timeline: Year 1

1st Project: Prepare updated survey, including the Nathan Bourne House and Delscena Hendricks House

Nominate Areas of Town as Historic Districts

Responsible Parties: MHC, Tribal Council, Planning Department

Timeline: Year 1

1st Project: The traditional Village Center of Mashpee

The five-year Action Plan discusses the process to study and nominate this Historic District concept. A moratorium on development within the traditional village center should be given strong consideration during the time period in which the proposed committee studies historic district proposals and zoning changes.

Develop Design Guidelines

Responsible Parties: Planning Department

Timeline: Year 1 to Year 3

1st Project: Design guidelines for the Mashpee Village Center,

2nd Project: The Town's Commercial Areas (Mashpee Commons already has a set).

3rd Project: The Mashpee River Historic District Corridor

Zoning and other related By-Law changes

Responsible Parties: Planning Department

Timeline: Year 2

1st Project: A demolition delay by-law should be adopted by the Town to protect historic structures.

2nd Project: Change zoning along Main Street to reflect traditional settlement patterns. One method to do so would be through an "Overlay District."

Adopt and Implement Finance Incentives for the Rehabilitation of Historic Properties

Responsible Parties: MHC, Planning Department

Timeline: Year 1

1st Project Develop local implementation of recent legislation creating property tax credit for rehabilitation of historic properties.

Archeological Resources:

Protect Existing Known Burial Sites

Responsible Parties: MHC

Timeline: Year 1 - Ongoing

1st Project: Consider the Town taking ownership of 4 burial sites with unknown owners.

2nd Project: Appropriate adequate funds to properly maintain these sites. In addition, consider setting up private donations as a source of income.

Investigate Other Possible Burial Sites

Responsible Parties: MHC

Timeline: Year 2 - Ongoing

1st Project: Retain outside professional Archeological assistance to locate remains from the 5 identified possible burial sites, whose location has not been pinpointed.

Protect the Town's Archeological Resources

Responsible Parties: MHC, Planning Department

Timeline: Year 2 - Ongoing

1st Project: Find out where "Shellheap Site" is within the Mashpee Neck area.

Scenic Resources:

Protect the character of shade trees along Town roads

Responsible Parties: Planning Department, Department of Public Works

Timeline: Year 2 - Year 3

1st Project: Adopt a Scenic Roads By-law, as provided under MGL Chapter 40, Section 15C.

2nd Project: Nominate roads to qualify as scenic roads.

Prevent further light pollution

Responsible Parties: Planning Department

Timeline: Year 2 - Year 3

1st Project: The lighting portion of the Town's Zoning By-law should be changed to prevent additional light pollution. (A sample ordinance is provided in Appendix 7 of the full text of this Plan element).

Protect and Maintain Mashpee's Wooded Character

Responsible Party: Planning Department

Timeline: Year 3

1st Project: For both subdivision control and zoning regulation updates include provision which prevents clear cutting of lots.

Require underground utilities

Responsible party: Planning Department / Planning Board

Timeline: Year 1

1st Project: Adopt a zoning bylaw requiring that all utilities associated with new development and redevelopment be placed underground, including cable, except where the presence of natural features such as wetlands or archeological resources prevent such placement.

Wampanoag Heritage Resources:

Promote Significant Wampanoag Heritage Sites

Responsible Parties: Tribal Council, Department of Public Works, MHC.

Timeline: Year 2

1st Project: Place specially and appropriately designed "monuments" at significant Wampanoag heritage sites. A heritage tour should be developed once these monuments are installed.

Plan and Develop a Traditional Wampanoag Village

Responsible Parties: Tribal Council, Planning Department and Economic Development Coordinator

Timeline: Year 1 until Completion

1st Project: The Planning Department will work with the Tribal Council by providing maps and photos of this area. In addition, Planning will study funding options for this proposal, including options of creating a TIF zone to take advantage of the use of Tax Increment Financing to fund the development, including infrastructure and streetscape improvements.

Redevelop the Hotel Attaquin

Responsible Parties: Tribal Council, Planning Department and Economic Development Coordinator

Timeline: Year 2 until Completion

1st Project: The project plan for this proposal is the same as above.

Five-Year Action Plan

Year 1

- Get the Wampanoag Indian Museum (Avant House) and the Meetinghouse listed on the National Register as socially significant sites.
- As part of the nomination process of the above sites, have a Massachusetts Historic Commission representative conduct a survey on other identified significant historic structures.
- Create a committee to begin studying options for creating a historic district in Mashpee's traditional village center, among other areas of Town. This committee should also study needed zoning changes along Main Street. The committee, which has been created in accordance with the Historic District Act, Chapter 40C, was authorized by Town Meeting in October 1997. The Board of Selectmen have made the appropriate nominations. This committee is expected to meet in 1998. The recommendations that emerge from the committee will lead to what actions follow, such as historic district boundaries and regulations, along with zoning changes.
- Give consideration to the adoption of a building and demolition moratorium for the Village Center study area during time period required to develop and adopt historic district and zoning options.
- Develop local implementation of recent legislation creating property tax credit for rehabilitation of historic properties.
- Draft Town Meeting Article to convert four remaining known burial sites to Town ownership.
- Develop Design Guidelines for the Town's Commercial Areas
- Adopt a zoning bylaw requiring that all utilities associated with new development and redevelopment be placed underground, including cable, except where the presence of natural features such as wetlands or archeological resources prevent such placement.

Year 2

- Upon recommendations of Historic District Study Committee either prepare Historic District Plan and/or begin draft language for a Zoning Overlay District for the Main Street area in the traditional Village Center.
- Develop a program to have scheduled maintenance at the burial sites.
- Review results from historic structure survey conducted by State certified architect. Begin nomination process for additional structures.
- Retain professional Archeological assistance in helping identify status of the 5 burial sites whose location has not been pinpointed.
- Research location of "Shellheap Site" on Mashpee Neck to determine its condition.
- Adopt Scenic Roads By-Law
- Determine the locations that shall have appropriately designed "monuments" installed identifying sites of Wampanoag heritage significance.
- Start physical planning process for the traditional Wampanoag village.
- Begin to develop a financial plan for the traditional Wampanoag village.

Year 3

- Begin necessary subdivision and zoning by-law changes in order to implement and carry out policies and recommendations of this plan. Such changes should include provisions that prevent clear cutting of lots.
- Adopt a Demolition Delay By-law.
- Develop Design Guidelines for the Mashpee Village Center

- Begin to develop local incentives to protect historic and scenic properties. One example is a local property tax break for those property owners who rehabilitate properties not yet on the State Register or part of an historic district.
- Begin to nominate specific roads to qualify as “Scenic Roads.”
- Start to construct “monument” sites of Wampanoag heritage significance.

Year 4

- Begin study process for possible nomination of a Mashpee River Corridor Historic District
- Start physical and financial planning process for the redevelopment of the Hotel Attaquin.

Year 5

- Upon recommendations of Committee studying the creation of Mashpee River Corridor Historic District proposal, develop and adopt any necessary subdivision and/or zoning by-laws. In addition, develop set of Design Guidelines for this Corridor.
- Begin to collect information for the update to this element